

RETAIL SPACE FOR LEASE

END CAP SPACE WITH DEDICATED PARKING CLOSE TO THE GROVE AT SHREWSBURY

674 Broad Street | Shrewsbury, NJ



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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Property Overview

HIGHLIGHTS

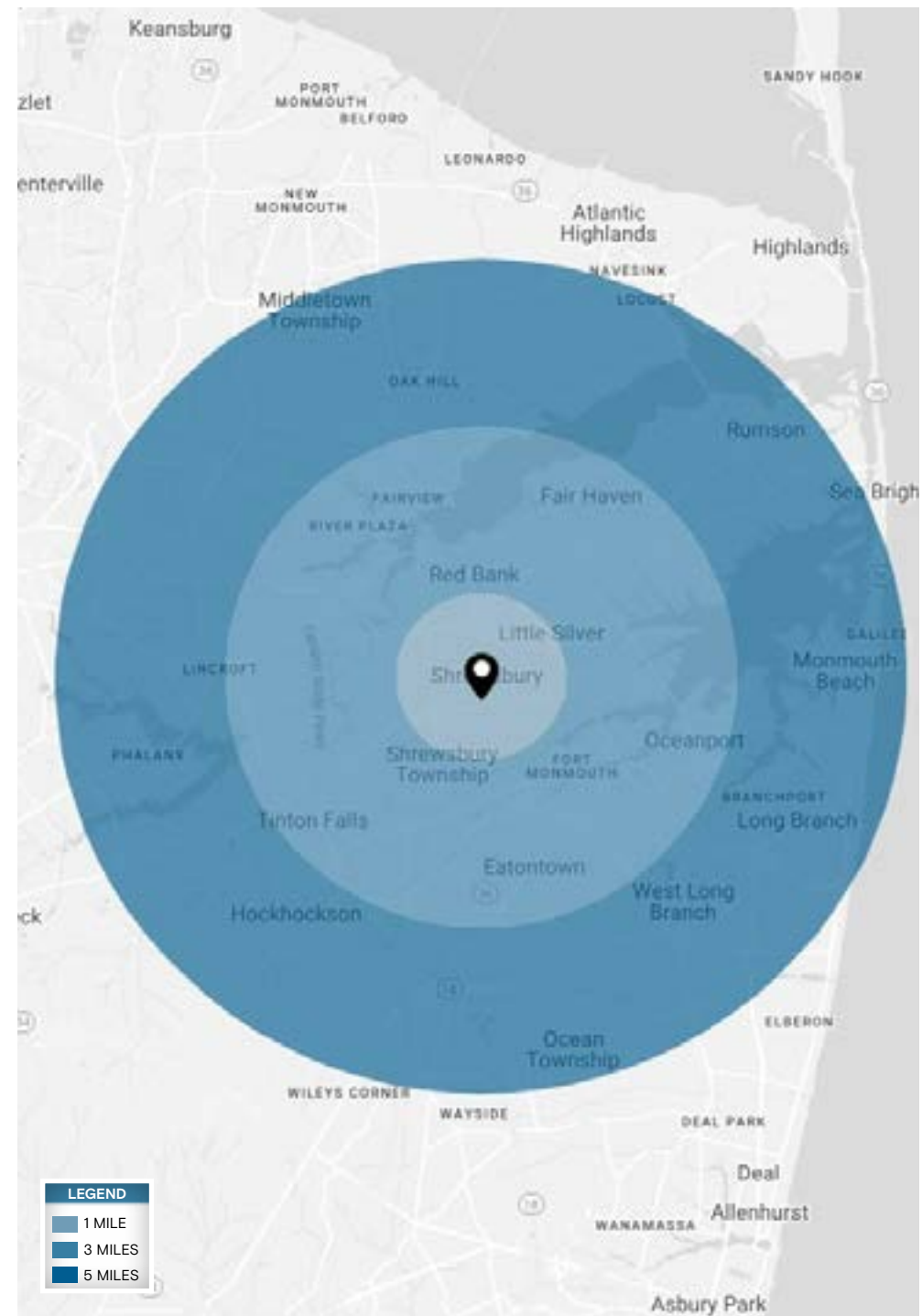
- 1,260 sf end cap located at the signalized intersection of Broad Street and Obre Place
- Dimensions – 21' X 60'
- 18 dedicated parking space at rear entry to the premises
- Total GLA of 5,000 sf
- Rent upon request
- Estimated triple net charges \$7.00 psf

DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	65,097	147,439
HOUSEHOLDS	25,767	56,420
EMPLOYEES	53,804	121,439
AVERAGE HH INCOME	\$174,444	\$174,665

TRAFFIC COUNTS

BROAD STREET	35,609 AADT
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Contact Broker

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